

Frankfort Architectural Review Board

June 1, 2006

Members Present: Andrew Casebier
 Dwayne Cook
 Joe Johnson
 Roger Stapleton (4)

Member Absent: John Downs (1)

There being a quorum, the meeting was called to order by Chairman Stapleton.

A motion was made by Joe Johnson to approve the minutes of the meeting of April 18, 2006. The motion was seconded by Andrew Casebier and carried unanimously.

The first item of business was a request from Gene Coverston for a certificate of appropriateness and setback determination to allow the construction of a building addition, carport and porch on the principal structure at 304 West Fourth Street.

Mr. Robert Hewitt, Planning Supervisor, was present to give a power point presentation and passed out some text changes to the staff report. Mr. Hewitt requested his staff report, verbal testimony and power point presentation be accepted into the record. The record was entered without objection. Mr. Hewitt stated a consolidation plat was done on this property previously and was part of the packet.

Ms. Gene Coverston was present along with her architect, Jeff Raines. She had nothing to add to the staff report. She did say she felt the addition was very much in keeping with the house and Fourth Street properties. She stated she wants a skylight on the carport and deck. Ms. Coverston stated she was in agreement with staff conditions. Mr. Raines stated the carport dimensions were going to be 10' x 28' 10".

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Johnson to approve the setbacks as indicated in the staff report and approve the certificate of appropriateness with the five staff report conditions. The motion was seconded by Mr. Cook and carried unanimously.

The next item of business was a request from Judith Martinez for a conditional use permit to operate a sit down restaurant/café at 127 East Todd Street.

Mr. Hewitt was present and requested his staff report, verbal testimony and power point presentation be entered into the record. The record was entered without objection.

Mr. Hewitt stated there would be no changes to the exterior except for picnic tables. He added this request was similar to the previous restaurant request except there would be outdoor dining.

Ms. Martinez was present and stated this would be an alcohol free, family business. She stated they would be open Monday through Saturday from 10:30 a.m. until 7:30 p.m.

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Casebier to approve the request with the 8 conditions outlined in the staff report and to amend the hours of operation until 9 p.m. The motion was seconded by Mr. Johnson and carried unanimously.

Mr. Stapleton brought up the Harrod Brother Carriage House request. Mr. Stapleton was the only voice vote in favor of filing an appeal.

A motion was made by Mr. Cook to adjourn. The motion was seconded by Mr. Johnson and carried unanimously.

Chairman